

A G E N D A

THE HAMILTON COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

Room 805-B, Administration Building

AUGUST 14, 2013

1:00 P.M.

Dave Beck, Chairman/Presiding Officer

1. MEETING CALLED TO ORDER

2. ROLL CALL OF COMMISSIONERS

3. APPROVAL OF MINUTES OF REGULAR MEETING

4. SWEARING IN OF WITNESSES

5. PUBLIC HEARINGS:

ZONING VARIANCE:

- A. CASE: ZVMT2013-03; 7559 Zion Hill Road
REQUEST: To request a variance to allow placement of an above ground pool within the side yard area on the property located in an "A-2" Residence District
APPLICANT: Anna Mock, applicant and owner
LOCATION: Miami Township: 7559 Bridgetown Road, on the south side of Zion Hill Road, east of Silver Creek Road
(Book 570, Page 30, Parcel 245)
TRACT SIZE: Approximately 0.46 acres

CONDITIONAL USES:

- A. CASE: CUGT2013-09; St. Antoninus Church (continued from July 10, 2013 meeting)
REQUEST: Conditional Use approval for a church use located in an existing "B" Residence District
PURPOSE: To replace three freestanding signs with a new electronic message display sign and to construct a new retaining wall and landscaped area at the main entrance to the church building.
APPLICANT: Stephen A. Smith Associates (applicant), Archbishop of Cincinnati (owner)
LOCATION: Green Township: 1500 Linneman Road, on the southeast corner of the intersection of Linneman Road and Julmar Drive approximately 385 feet north of Monning Avenue
(Book 550, Page 142, Parcels 32, 33, 163 & 165)
TRACT SIZE: Approximately 7.60 acres
- B. CASE: CUMT2013-02; Verizon Cell Tower (continued from July 10, 2013 meeting)
REQUEST: Conditional Use approval for a cell tower located in an existing "AA" Residence District
PURPOSE: To build a 170-foot high monopole-style telecommunications tower with a 312 square foot equipment building located in a 5,000 square foot leased fenced-in area and accessed by an existing paved drive
APPLICANT: Verizon Wireless (applicant), Three Rivers Local School District (owner)
LOCATION: Miami Township: 8569 Bridgetown Road, Three Rivers Middle School site, on the south side of Bridgetown Road, south of Bremen Pass and Bridgetown Road intersection
(Book 570, Page 104, Parcel 19)
TRACT SIZE: Approximately 31.83 acres; 5,000 square foot lease area

C: CASE: CUMT2013-04; Crossroads Church
PURPOSE: Conditional Use approval for a church use located in an existing "AA" Residence District
REQUEST: To convert an existing school campus, including the building and parking lot, to a church use to include worship service, Sunday school and church related assembly and community use.

APPLICANT: Crossroads Church (applicant), Three Rivers Local School District (owner)
LOCATION: Miami Township: 8569 Bridgetown Road, Three Rivers Middle School site, on the south side of Bridgetown Road, south of Bremen Pass and Bridgetown Road intersection (Book 570, Page 104, Parcels 14, 19 & 52))

TRACT SIZE: Approximately 31.89 acres

6. OLD BUSINESS:

7. NEW BUSINESS:

8. DATE OF NEXT MEETING: September 11, 2013

9. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4501 seven days prior to the meeting.